

BOOK 133 83451
MORTGAGE

STATE OF KANSAS,

ss.

County

This instrument was filed for record on the

day of

1963, at 10 o'clock M., and

duly recorded in book

of 100, at page

Register of Deeds

Deputy.

Fee \$

This Indenture,

Made this 25th day of February

A. D. 1963, between Perry D. Coffman and Opal
Coffman, husband and wife, (also called
Opal E. Coffman)

of Overbrook

in the County of ~~XXXXXX~~ Douglas

and State of Kansas

of the first part, and Clyde J. Cordts and Mae H.
Cordts or the survivor of them as joint tenants with the right of survivor
ship and not as tenants in common,

of the second part.

Witnesseth, That the said part ies of the first part, in consideration of the sum of

Eight thousand & no/100 DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do es

grant, bargain, sell and Mortgage to the said part ies of the second part & the survivor of them,

all that tract or parcel of land situated in the County of Osage and Douglas and State of
Kansas, described as follows, to-wit:The North 1/4 of the Northwest 1/4 of Section 12, Township 15, Range 16,
containing 80 acres more or less, according to the United States Gov.
survey thereof in Osage county, Kansas.And The Northwest fractional quarter of Sec. 19, township 14, south, range
18, less a strip 5 ft. wide and 22 rods long beginning 7 rods west of the
southeast corner of the west 1/4 of the northwest quarter of said section 19,
thence west along the south line of said quarter 22 rods; and the east half of
the northeast quarter of section 24, township 14, south, range 17, all east of
the 6th principal meridian, containing 218 acres, more or less, subject to
highways and to easements of record, if any, in Douglas County, Kansas
with all the appurtenances, and all the estate, title and interest of the said part ies of the first part therein.

And the said Perry D. Coffman and Opal (E.) Coffman, husband and wife,

do hereby covenant and agree that at the delivery hereof they are the lawful owner of
the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all
incumbrances no exceptions.

This grant is intended as a mortgage to secure the payment of \$8,000.00

Dollars, according to the terms of a certain note this day executed and delivered by the

said First parties, to the

said part ies of the second part and the survivor of them.

and this conveyance shall be void if such payments be made
as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the
insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and
payable, and it shall be lawful for the said part ies of the second part and the survivor of them, administrators, and as-
signs, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and
out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs
and charges of making such sale, and the overplus, if any there be, shall be paid by the part ies making such sale, on
demand to said First Parties

and the survivor of them.

In Witness Whereof, The said part ies of the first part ha ve hereunto set their

hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

Perry D. Coffman (SEAL)

Opal E. Coffman (SEAL)

Opal (E.) Coffman (SEAL)

STATE OF KANSAS,

ss.

Osage County,

BE IT REMEMBERED, That on this 25th day of Feb. A. D. 1963

before me, John N. Cordts, a Notary Public

in and for said County and State, came Perry D. Coffman & Opal Coffman
also called Opal E. Coffman, husband and wife,to me personally known to be the same person who executed the foregoing instrument of
writing, and duly acknowledged the execution of the same.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission expires Nov. 1 1966

John N. Cordts, Notary Public

Recorded February 27, 1963 at 11:00 A. M.

Harold A. Beck Register of Deeds

For Lien See Book 139 Page 78